



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 27<sup>th</sup> February 2023  
at 7pm in The Meeting Room, The Harlington

**Present:**

Cllr Schofield  
Cllr Robinson  
Cllr Holt  
Cllr Hope

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Cllr May
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3	<b>Public Session</b>  None.
4	<b>Approval of the Notes</b>  The minutes of the development and control advisory group meeting held on Monday 13 <sup>th</sup> March were accepted as a correct record of the meeting.
5	22/02743/FUL Brooklands, Reading Road North, Fleet, Hampshire, GU51 4AB <a href="#"><u>Erection of single storey side extension in the form of a false outbuilding facade and redevelopment of part of existing carpark to form an outdoor showroom with associated hard surfacing for the siting/display of 4 example cabin/outbuildings</u></a> Amended Plans: 1 Amended parking layout Comments required by 21 February  NO OBJECTION in principle <ul style="list-style-type: none"><li>• Have attempted to address the parking issue but not sure of the practicality of getting a vehicle out of 2 out of 3 of the skewed parking spaces. Would chevroning spaces be better?</li></ul>

- Practical issue is how many visitors would there likely be at any one time? Unlikely all spaces will be in use at once

23/00229/HOU

13 Kenilworth Road Fleet Hampshire GU51 3AT

[Erection of a single storey side and rear extension with rooflight, provision of Juliette balcony to first floor, alterations to fenestration and conversion of the existing garage to studio](#)

Comments required by 24 February

- Design summary shows extensive deciduous tree cover between No.11
- There is no tree survey and the footings to the proposed extension would intercept the tree root zone
- Juliet balcony reduces the privacy of both adjoining neighbours

OBJECTION until a tree report is submitted with tree protection measures. Also suggest removal of Juliet balcony to prevent loss of privacy to neighbours

23/00264/HOU

24 Burnside Fleet Hampshire GU51 3RE

[Replacement of existing roof with new raised roof with dormer windows to front and rear, removal of chimneys, replacement and reconfiguration of all windows, internal reconfigurations, driveway widening to include bridge](#)

Comments required by 28 February

- Supported by local neighbours despite being out of keeping with local character. It is neither a house nor a bungalow and the front elevation is a mix of designs
- The proposal creates 5 double bedrooms. The single garage no longer counts as a parking space (para 5.12 Hart Technical Advice note) as Hart suggests 5 bed homes have 3 parking spaces and 1 unallocated. Practically there could be significant parking on this site but two spaces are on land not owned by the householder - they are on a bridge over the stream. Inadequate parking.
- Neighbours appear not to be concerned about the extensive rear glazing with Juliet balcony so assume unconcerned about overlooking

OBJECTION – design is out of keeping with the local character and parking plan as shown on current plan is inadequate.

23/00289/HOU

123 Clarence Road Fleet Hampshire GU51 3RR

[Proposed raised patio and boundary wall](#)

Comments required by 3 March

- Application makes no mention of alterations to rear façade.
- Principal concern is that the proposed wall will be 3.2m high adjacent to the pavement. This is a significant structure adjacent to the public highway.

NO OBJECTION in principle but suggest a wooden trellis top or fence and some greenery would improve design, rather than increase the height of the brick wall so close to public highway.

23/00293/HOU

9 Nursery Close Fleet Hampshire GU51 3JE

[Demolition of existing garage and shed and erection of a two storey side extension](#)

Comments required by 3 March

- 3 bedrooms and a “room” which could become a 4<sup>th</sup> bedroom so 3 parking spaces required but only 2 parking spaces available by covering the whole of the front garden which would then breach Fleet Neighbourhood Plan Policy 15 Front Gardens, that 50% of frontage be retained as soft landscaping. Therefore, inadequate parking
- Impact on No.7 - by moving a two storey end wall much closer to the common boundary will it take light off the adjoining property?

Overall design is good but **OBJECTION** due to parking issues/inadequate parking and impact on immediate neighbour.

23/00301/HOU

76A Kings Road Fleet Hampshire GU51 3AP

[Erection of a single storey rear extension and insertion of two windows ground floor side](#)

Comments required by 3 March

- Unusual to have a shower room leading off a lounge
- Side facing windows appear to look onto a path, assume 6ft high boundary fence.

**NO OBJECTION**

23/00251/AMCON

Hartland Park Ively Road Fleet Hampshire

[Variation of Condition 2 attached to Planning Permission 21/00420/AMCON dated 06/05/2021 to allow: - amendments to elevations - amendments to roofs - amendments to frontages to create a path - raising of roof height - extension to create a sun lounge](#)

Comments required by 7 March

- Looks like the whole of Phase 2 of Hartland Park aka Pyestock
- Some ridges being raised 225mm on 3 storey town houses which are already out of keeping.
- Design totally out of character except for Edenbrook and Hares Hatch which are equally out of local character
- As single garages are not to be considered as parking spaces under Hart’s standards all houses have inadequate on-site parking which is going to lead to future problems like Edenbrook
- Proposed changes do not improve the overall poor character of the site
- Amendments not clear

**OBJECTION**

	<p>22/03054/HOU  The Point Reading Road North Fleet Hampshire GU51 4HP  <a href="#">Retention of electric gate and fence</a>  Comments required by 9 March</p> <ul style="list-style-type: none"> <li>• The original 5 bar gate was in keeping with the character of the NFCA. The proposed wrought iron gate and tall close boarded fencing is out of keeping and contrary to the NFCA Management Report.</li> <li>• Para 7.2 of Management Proposals  “Need to preserve and protect existing front boundaries and ensure that new works do not detract from the sylvan character of the Conservation Area”.  “Use of timber fencing”</li> <li>• Para 9.2 repeats these conditions and adds  “The District Council will enforce against owners who carry out unauthorised works to their frontages”</li> </ul> <p>OBJECTION – out of keeping with NFCA – Para 9.2 above should be enforced. Suggest gate be replaced with 5 bar wooden gate similar to previous.</p>
6	<p><b>To Note:</b></p> <p>Review of weekly lists</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>22<sup>nd</sup> March</p>
8	<p><b>Date of Next Advisory Group Meeting</b></p> <p>13<sup>th</sup> March</p>

**Meeting closed: 8pm**

**Signed:**.....

**Date:** .....